



4 MILL CLOSE, PEAKIRK PE6 7PA
GUIDE PRICE £700,000 - £725,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

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Situated in a small private cul-de-sac within an excellent school catchment, this impressive detached three storey contemporary home has been built to a high standard and offers superb accommodation. The double height hallway with galleried landing above provides access to two large reception rooms and a 26' x 22' kitchen garden room with high vaulted ceilings and underfloor heating. To the first floor there is a master suite comprising large bedroom, private lounge and en suite. With five bedrooms, four bathrooms and an enclosed private rear garden, viewing is highly advised.

ENTRANCE HALL

This magnificent double height entrance hall has a galleried landing, radiator, stairs to first floor and internal door to the garage.

CLOAKROOM

Comprising wash hand basin, low flush WC, heated towel rail, tiled floor and wall tiling.

LOUNGE 18'2 x 14'3 (5.54m x 4.34m)

This lovely room has a beautiful York stone fireplace, radiator, hardwood flooring window to side aspect and further walk in bay window to front aspect.

SITTING ROOM 15'6 x 13'4 (4.72m x 4.06m)

This light and airy reception room has a fireplace housing cast iron wood burner, TV point, radiator, French doors opening onto the rear garden, windows either side, further window to side aspect and double opening doors to

KITCHEN GARDEN ROOM 26'10 x 22'5 (8.18m x 6.83m)

This stunning room consists of a large kitchen area comprising ample wall and base units, display shelving, spotlighting, granite work surface, dresser unit, central island unit, cooking range with extractor above, plumbing for American style fridge freezer, integrated dishwasher, sink unit, spotlighting, tiled floor with underfloor heating and windows to side and rear aspects. Open access to

GARDEN ROOM

A superb addition to the kitchen with high vaulted ceiling, underfloor heating, windows to both sides of the room and French doors backing onto the garden with glazing either side.

UTILITY ROOM 9'9 x 6'6 (2.97m x 1.98m)

Comprising wall and base units, Belfast sink, plumbing for washing machine, space for tumble dryer, tiled floor and side external door.

BEDROOM TWO 13'3 x 13'2 (4.04m x 4.01)

With fitted wardrobes, TV point, radiator, two windows overlooking the rear garden and door to

EN SUITE

Comprising shower cubicle, vanity wash hand basin, low flush WC, tiled floor, heated towel rail, wall tiling and window to side aspect.

BEDROOM THREE 15'5 x 12'1 (4.70m x 3.68m)

With fitted wardrobe, TV point, radiator, window to front aspect and connecting door to

FAMILY BATHROOM

Comprising 'P' shaped panelled bath with shower screen and shower above, low flush WC, vanity wash hand basin, heated towel rail, tiled floor, tiled walls and window to side aspect. Connecting door to bedroom three.

SECOND FLOOR LANDING

With radiator and window to rear aspect.

BEDROOM FOUR 15'9 x 14'4 (4.80m x 4.37m)

With fitted wardrobe, radiator, window to side aspect and two further windows overlooking the rear garden.

BEDROOM FIVE 10'5 x 10'1 (3.18m x 3.07m)

With fitted wardrobe, radiator and window to front aspect.

BATHROOM 9'4 x 8'1 (2.84m x 2.46m)

Comprising an exceptionally large oval bath, contemporary vanity unit housing wash hand basin, low flush WC, heated towel rail, tiled floor, wall tiling, built in cupboard and window to side aspect.

GALLERIED LANDING

With radiator, stairs to second floor and two windows to front aspect.

MASTER SUITE

BEDROOM 16'3 x 14'4 (4.95m x 4.37m)

A delightful bedroom with two fitted wardrobes, radiator, TV and telephone points, two windows to front aspect and open arch to

LOUNGE 20' max x 13'2 (6.10m x 4.01m)

With radiator, TV point, window to side aspect, French doors and Juliet style balcony overlooking the rear garden and countryside beyond. The dressing area has further fitted wardrobes and door to

EN SUITE

With semi circular shower cubicle, contemporary vanity unit housing twin wash hand basins, low flush WC, tiled floor, wall tiling, heated towel rail and skylight window to rear aspect.

OUTSIDE

The block paved driveway provides parking for three vehicles and leads to an integral garage of 13'10 long on the left hand side and 13' on the right hand side with electric roller door, power, lighting and personal door.

The superb rear garden provides a high degree of privacy and is mainly laid to lawn with well stocked beds, patio area, paving, arbour and security lighting.

EPC RATING: *TBC*

Awaiting Floorplan

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